

LESLIE R. WEATHERHEAD
GEANA M. VAN DESSEL
WITHERSPOON, KELLEY, DAVENPORT & TOOKE
422 W. Riverside, Suite 1100
Spokane, WA 99201
Phone: 509.624.5265
Fax: 509.458.2717

Counsel for Defendant Sandra Evans

IN THE UNITED STATES DISTRICT COURT
FOR THE EASTERN DISTRICT OF WASHINGTON

WAPATO HERITAGE, LLC, a Washington Limited Liability Company; KENNETH EVANS; JOHN WAYNE JONES; and JAMIE JONES, individual residents of Washington State,

No. CV-07-314-EFS

MEMORANDUM IN SUPPORT OF
SANDRA EVANS' MOTION FOR
SUMMARY JUDGMENT

Plaintiffs

V.

SANDRA D. EVANS, an individual, not a resident of Washington State; and DAN GARGAN, a citizen of Arizona.

Defendants

I. NATURE OF CASE & RELIEF SOUGHT

This is an action for breach of contract. Defendant Sandra Evans seeks summary judgment dismissal because there are no triable issues of fact that (1) she did not breach the contract as alleged, and (2) Plaintiffs have suffered no damages.

II. STATEMENT OF MATERIAL FACTS

The facts material to Sandra Evans' motion for summary judgment are set forth in the Statement of Material Facts submitted with this brief.

III. AUTHORITY

A. SANDRA EVANS HAS NOT BREACHED THE SETTLEMENT AGREEMENT.

1. **Sandra Evans' Duty Under the Settlement Agreement was Unambiguous: Loan 35% of Her Income from MA-10 to Wapato Heritage by Executing an Assignment Form.**

The Settlement Agreement provides:

In addition, Ms. Sandra Evans hereby agrees for a period of five years . . . to loan to the Wapato Heritage, LLC, an annual sum equal to thirty-five percent (35%) of the income from MA-10, at a rate of interest three points above the federal float rate. . . .

The parties agree that the procedure Ms. Evans will use to disburse funds of this loan shall be through an assignment of 35% of the MA-10 quarterly payments made to Ms. Evans' IIM account. Each quarterly assignment shall be referred to as a separate assignment ("Assignments"), meaning that there are a total of twenty (20) assignments to be made under this Agreement. Ms. Evans will cause, pursuant to and contemporaneous with this Agreement, to be executed an Assignment of the 35% of the twenty (20) MA-10 quarterly payments made to Ms. Evans' IIM account, payable by the Bureau of Indian Affairs within ten (10) days after Ms. Evans receives the Wright Wapato Corporation quarterly payment into her IIM account, and such assignments shall be signed by Ms. Evans and incorporated herein with this Agreement as Exhibit J.

SOF ¶¶ 20-22.

Exhibit J to the Settlement Agreement was specifically negotiated by the parties. SOF ¶ 23. The form was obtained from the BIA, the information was input into the form by counsel for Ms. Evans, and it was carefully reviewed by counsel for the Plaintiffs. SOF ¶¶ 26, 27, 45-47, 56-58. It states, in relevant part:

3. . . . I hereby assign to the borrowers thirty five percent (35%) of all income from trust land known as MA-10 in which I now have or may in the future acquire an interest and any funds from MA-10 accruing to my individual Indian account, for the period of five (5) years commencing on ___, 2005.

4. I hereby grant to the authorized Bureau officer . . . having jurisdiction over the area in which the income from MA-10 is generated, deposited or retained, full right, power, and authority to demand, collect, sue, or receipt income from MA-10, and to apply such income . . . to the loan to the borrowers consisting of thirty five percent (35%) of all funds received from MA-10 to be paid by said officer to the borrowers above listed within ten days of receipt into the IIM account of Sandra Diane Evans, for the period of five years commencing on _____, 2005.

* * * *

6. It is understood that in the case of my death, this assignment and power to lease shall constitute a claim against trust funds, income, or trust property superior to that of my heirs.

7. No other security for said loan is given.

SOF ¶ 24.

Exhibit J contained a line, conspicuously denoted “APPROVAL” and a space for the “authorized Bureau officer” to sign. *Id.* Sandra Evans’ duty was unambiguous: it was to execute and deliver the form of assignment of 35% of the income accruing to her IIM account from MA-10 valid for 20 quarters. It is

1 undisputed that she did exactly that. SOF ¶ 50-52. She is not in breach,
 2 notwithstanding that the BIA never gave its approval of the assignment. SOF ¶
 3
 4 51. Though the funds may have not have been advanced to Wapato Heritage as it
 5 anticipated because of the BIA's refusal to give its approval, Sandra Evans is not
 6 in breach.
 7

8 **2. Because Federal Law Requires BIA Approval for an Assignment**
 9 **of Trust Income, the Loan Cannot be Made in the Agreed**
 10 **Manner Without BIA Approval.**

11 It is undisputed that MA-10 is property held in trust by the United States for
 12 the benefit of the allottee/beneficiaries who have interests in it. SOF ¶ 2. Federal
 13 law is clear that the assignment of any interest in trust property, or in income from
 14 trust property, can only be accomplished with the approval of the BIA:
 15

16 No money accruing from any lease . . . of lands held in trust by the United
 17 States for any Indian shall become liable for the payment of any debt of, or
 18 claim against, such Indian . . . except with the approval and consent of the
 19 Secretary of the Interior.

20 25 U.S.C. § 410

21 Federal regulations issued under the statute make its application to Sandra
 22 Evans' assignment crystal clear:

23 Individuals may give assignments of income from trust property as security
 24 for loans. . . . All assignments of trust income require approval by the
 25 Commissioner before becoming effective.

26 25 CFR § 101.13(d).

1 The statute plainly applies to trust property, and trust income (but not to
 2 “income on income”). *Squire v. Capoeman*, 351 U.S. 1 (1956). Funds derived
 3 from such leases may not be removed from an individual Indian money (“IIM”)
 4 account unless there has been prior approval of the assignment by the BIA *and* an
 5 opportunity on behalf of the Indian to dispute the debt. *Kennerly v. U.S.*, 721 F.2d
 6 1252 (9th Cir. 1983).

7
 8 If the BIA does not give its consent to an assignment, the would-be
 9 assignee acquires nothing. *Stoltz v. U.S.*, 99 F.2d 283 (9th Cir. 1938); *In re*
 10
 11 *Guardianship of Prieto's Estate*, 243 Cal.App.2d 79, 52 Cal.Rptr. 80, (Cal.App.
 12
 13 1966).

14
 15 Plaintiffs accepted the risk that the BIA would not approve the assignment
 16 form incorporated into the Settlement Agreement as Exhibit J. The whole point of
 17 a contract, of course, is to allocate risk between consenting parties as to
 18 occurrence or non-occurrence of future events. “Virtually every contract operates,
 19 not as a guarantee of particular future conduct, but as an assumption of liability in
 20 the event of nonperformance: ‘The duty to keep a contract at common law means
 21 a prediction that you must pay damages if you do not keep it,-and nothing else.’”
 22
 23 *Winstar v. U.S.*, 518 U.S. 839, 919 (1996) (Scalia, J., concurring, quoting Justice
 24 Holmes) (citation omitted).

1 In this case the Plaintiffs and Sandra Evans negotiated a loan of part of the
 2 income from MA-10 as part of their Settlement Agreement. Sandra Evans offered
 3 simply to write a check periodically for the loan. SOF ¶¶ 65-66. Plaintiffs
 4 refused that proposal. SOF ¶¶ 68-70. The Nephews did not trust Sandra Evans,
 5 SOF ¶¶ 31-35, so they insisted upon a formal assignment of the agreed percentage
 6 of MA-10 income as a means of making it harder, if not impossible, for Sandra
 7 Evans to change her mind. SOF ¶ 36. Sandra Evans was willing to agree to that
 8 procedure, on the belief that repayment of the loaned funds (for the future benefit
 9 of the individual Plaintiffs' family members) was more likely assured if the BIA
 10 were involved in approval of the transaction. SOF ¶ 44. She and her lawyer
 11 believed that if the BIA approved the transaction, then the BIA might more easily
 12 be persuaded to seek repayment from allotment income flowing to Plaintiffs (from
 13 MA-8) in the future should the loans not be repaid. SOF ¶ 44. In executing a
 14 contract providing for an arrangement that depended upon the approval of the
 15 BIA, the Plaintiffs assumed the risk that BIA would withhold approval.
 16

17 Mary Wynne and Mary Pearson, Sandra Evans' lawyers, state that they
 18 specifically called out this risk to Shelley Buckholtz, SOF ¶¶ 30, 39-41, the
 19 lawyer acting for Plaintiffs in negotiating the Settlement Agreement, SOF ¶ 26,
 20 and Sandra Evans says that she heard Ms. Wynne give this warning to Ms.
 21

1 Buckholtz during a telephone call. SOF ¶ 42. Ms. Buckholtz denies that they did,
 2 but this dispute of fact is immaterial given (1) the unambiguous terms of the
 3 Settlement Agreement; (2) the plain language of the statute and regulation
 4 requiring BIA approval; (3) the legal principle that the law is implied into every
 5 contract in Washington; (4) Ms. Buckholtz' status as a licensed and experienced
 6 attorney; and (5) the undisputed fact that on June 27, 2005, while the Settlement
 7 Agreement was being negotiated, Ms. Wynne wrote Ms. Buckholtz (though not
 8 specifically in reference to the assignment provision) that BIA approval "is a
 9 matter of federal law and discretion and outside of our client's hands." SOF ¶ 30.
 10
 11

12 Sandra Evans is not in breach; she performed precisely as agreed. The risk
 13 of BIA non-approval turned against the Plaintiffs. They are not now entitled to a
 14 reassignment of the risk.
 15

16 **3. In Any Event, Sandra Evans Tendered a Substitute Performance**
 17 **That Plaintiffs Rejected.**

18 Though it is doubtful that she had any duty to do so, when it became clear
 19 that the BIA was not going to approve the assignment the parties had contracted
 20 for, Sandra Evans tendered a substitute performance. She proposed to make a
 21 loan. SOF ¶¶ 65-66. Since she no longer had the benefit of the quasi-security
 22 represented by BIA involvement, she proposed that reasonable arrangements to
 23 secure repayment. *Id.* Plaintiffs put this proposal "on the shelf", and refused to
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1 consider or discuss it. SOF ¶¶ 68-70. Plaintiffs did not make any counterproposal
 2 to Sandra Evans' loan proposal. SOF ¶ 68.
 3

4 Instead, Plaintiffs proposed their own alternative performance: they
 5 insisted that Sandra Evans execute form OST 01-005. SOF ¶ 71. Plaintiffs
 6 suggest that this form is functionally the same as the form the parties contracted to
 7 use ("Exhibit J"). But it isn't the same at all. From Plaintiffs' perspective, the
 8 differences include the following: (1) Under Exhibit J, control over the assigned
 9 funds would be removed from Sandra Evans and vested in the BIA, while Form
 10 OST 01-005 leaves Sandra Evans in full control of the funds; and (2) Under
 11 Exhibit J, the BIA would calculate the correct percentage of income and wire it
 12 directly to Wapato Heritage, SOF ¶¶ 48-49, 72-73, while under Form OST 01-
 13 005, Sandra Evans would be required to calculate the percentage and direct OST
 14 to send that amount to Wapato Heritage. SOF ¶ 73. Indeed, form OST 01-005 is
 15 in essence nothing more than a check – an order to a drawee to pay funds to a
 16 specified payee – something that Plaintiffs had adamantly said they did not want
 17 when the Settlement Agreement was negotiated. *Id.*
 18

23 Plaintiffs now pronounce that they are willing to accept form OST 01-005,
 24 even though it is in no way the equivalent of what the parties contracted for, and
 25 insist that Sandra Evans has an obligation to sign it. The problem is that form
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1 OST 01-005 is also markedly different from Exhibit J from Sandra Evans'
2 perspective: it does not involve the BIA's exercise of discretion and oversight,
3 and therefore reduces any likelihood that, should the Plaintiffs squander the
4 loaned funds, the BIA will exercise its discretionary power to assist Sandra Evans
5 in collecting from Plaintiffs' future MA-8 allotment income. SOF ¶¶ 44, 48-49,
6 73. Plaintiffs have no right to insist that Sandra Evans convey a benefit upon
7 them free of the correlative burden that existed under the contract they actually
8 entered into.

9 Sandra Evans did not breach the contract. She performed exactly as agreed.
10 Even though Plaintiffs had no right to insist on an alternate performance, Sandra
11 Evans made a reasonable tender of an alternate performance, but Plaintiffs
12 rejected it, and instead insisted on a form of alternate performance that would
13 bring them the full benefit they desired in the original bargain but would deprive
14 Sandra Evans of the benefit that she bargained for. An order for summary
15 judgment on liability should enter in favor of Sandra Evans.

1 **B. PLAINTIFFS CANNOT PROVE DAMAGES EVEN IF A BREACH IS ASSUMED.**2 **1. There Is No Competent Expert Proof of Plaintiffs' Claimed Lost**
3 **Profits.**4 **(a) *Washington's New Business Rule Forecloses Lost Profits in***
5 ***Speculative Enterprises Absent Expert Testimony.***6
7 Jurisdiction was alleged in this case under both federal question and
8 diversity. Complaint, at ¶ 3 (Ct. Rec. 1). Plaintiffs' contract claims thus come
9 before the Court either under the Court's ancillary jurisdiction or as diversity
10 claims. Either way, Washington's law of contract provides the rule of decision
11 over Plaintiffs' contract claims. *Erie R.R. v. Tompkins*, 304 U.S. 64 (1938).
12
1314 In Washington, a plaintiff can recover lost profits for breach of contract
15 only when they are proven "with reasonable certainty." *Larsen v. Walton*
16 *Plywood Co.*, 65 Wn.2d 1, 15 (1964). Washington's law of contract forbids an
17 award of lost profits where a plaintiff has no established business, unless
18 competent expert testimony is offered:
19
2021 The new business rule precludes an unestablished business from obtaining
22 lost profits as damages because when the business is in contemplation, but
23 not established, profits that may be anticipated therefrom are too
24 speculative, uncertain, and conjectural to become a basis for the recovery of
damages for the subsequent loss of such profits.25 The new business rule was modified . . . to allow the recovery of lost profits
26 when a reasonable estimation of damages can be made based on an analysis
27 of the profits of identical or similar businesses operating under substantially
the same market conditions. Expert testimony alone is a sufficient basis for
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an award of lost profits in the new business context when the expert opinion is supported by tangible evidence with a substantial and sufficient factual basis rather than by mere speculation and hypothetical situations.

Kaech v. Lewis Cnty PUD, 106 Wn. App. 260, 276-77 (2001) (internal citations and quotations omitted). Federal courts deciding contract cases in Washington apply the New Business Rule. *Milgard Tempering Inc. v. Selas Corp. of Am.*, 902 F.2d 703 (9th Cir. 1990).

(b) Wapato Heritage Has No Established Residential Real Estate Development Business.

Wapato Heritage is the only plaintiff in this action and the only party with a claim for lost profits. *See* Complaint, at ¶ 33(iii) (Ct. Rec. 1). Wapato Heritage operates a golf course and collects rent from an RV park located on MA-8. SOF ¶ 81. It has no established residential real estate development business. Accordingly, Wapato Heritage can prove its claimed lost profits on its hoped for future development only through competent expert testimony. *Kaech, supra.*

(c) Plaintiffs Has No Damages Expert.

Plaintiffs designated no damages expert and furnished no expert reports. That forecloses Wapato Heritage's lost profits claim. Plaintiffs proffered Jeff Webb, manager for Wapato Heritage, to offer speculative testimony about possible lost profits, but that testimony cannot be received by the Court, for several reasons.

1 First, as outlined above, Washington's New Business Rule precludes
 2 damages for an unestablished business unless proven by an expert. Webb has no
 3 qualifications to testify as an expert, SOF ¶¶ 120-121, and the operator of a
 4 business cannot himself furnish testimony about hoped-for profits without running
 5 afoul of the rule (the very point of the New Business Rule is that the lack of an
 6 established business history per se disqualifies the business' claim as unreliable).
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9 Second, if Plaintiffs intended to use Webb as an expert they were required
 10 to identify him as such and furnish a report. *Henricksen v. ConocoPhillips Co.*, __
 11 F.Supp.3rd __, 2009 WL 361201 *14, 78 Fed. R. Evid. Serv. 857 (E.D. Wa.
 12 2009) (citing cases). It did not do so, and Webb cannot belatedly be designated to
 13 the disadvantage of the Defendants. *Id.*
 14
 15

16 Third, in any event, Webb did not arrive at any expert conclusions or
 17 opinions himself. Rather he performed a mathematical function on numbers that
 18 were produced to him by others on whose opinions he relied as to construction
 19 costs, likely selling prices, absorption rates, and discount rates. SOF ¶¶ 122-127.
 20
 21 He offered no opinion of his own on construction costs, likely values and sale
 22 prices, absorption rates or appropriate discount rates. *Id.* These matters were all
 23 the subject of opinions of third parties who were not identified to defendants as
 24 experts; no expert designations, opinions, or reports were produced as to any of
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1 the people whose assumptions and opinions Webb repeats. Webb cannot be used
 2 as a Trojan horse to smuggle the unrevealed, untested opinions of other "experts"
 3 into the case without opportunity for cross-examination and rebuttal. Such an
 4 approach would not only violate the defendants' right to full disclosure under
 5 Federal Rule of Civil Procedure 26 and this Court's Order, it would also render the
 6 undisclosed opinions inadmissible hearsay. *See* 29 Charles A. Wright & Victor J.
 7 Gold, *Federal Practice & Procedure* § 6273, at 315 (explaining that although
 8 properly qualified experts may rely on hearsay matters appropriate to experts in
 9 their field, Federal Rule of Evidence "703 does not authorize admitting hearsay on
 10 the pretense that it is the basis for expert opinion when, in fact, the expert adds
 11 nothing to the out-of-court statements other than transmitting them to the jury.")
 12 (citations omitted).

13
 14 Fourth, the proffered future value opinion is unreliable. Webb himself has
 15 characterized the future prospects of the development as highly speculative and
 16 uncertain. SOF ¶ 130. So did Kenneth Evans, a member of Wapato Heritage; he
 17 noted that the meltdown in the real estate markets in recent months has perhaps
 18 rendered the project utterly impossible to carry out – "It's all speculation." SOF ¶
 19 129-130. And they are right. Quite apart from the market collapse that has
 20 rendered the success of the development venture unachievable (and in light of
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1 which Webb has not sought revisions to any of the opinions he collected from
 2 third parties (SOF ¶ 127), there are several unresolved contingencies. First, it is
 3 undisputed that the intended development could not go forward unless Wapato
 4 Heritage obtained a new 99 year lease on MA-8. SOF ¶ 94-95. That means not
 5 only that Wapato Heritage must complete an Environmental Impact Statement as
 6 requested by the BIA, SOF ¶¶ 86, 97, but also that Wapato Heritage must
 7 convince the BIA that it is the best party to gain the benefit of the lease. SOF ¶¶
 8 113, 115, 116, 118, 119. There is considerable risk around that proposition: (1)
 9 the Confederated Tribes of the Colville Reservation are in opposition, having put
 10 their Colville Tribal Enterprise Corporation (which owns and operates the casino
 11 on MA-8) forward to compete for the right to the lease, SOF ¶ 113, after learning
 12 that the BIA had ruled that Wapato Heritage's existing lease would expire in
 13 February, 2009 and not in 2034. SOF ¶ 86; and (2) at least two of the owner
 14 allottee/beneficiaries (in addition to the Tribes) have announced opposition to
 15 Wapato Heritage being awarded the lease, and one of those asserts that it is a
 16 consensus among allottee/beneficiaries (who are all enrolled Indians) that Wapato
 17 Heritage (which is neither an Indian nor owned by enrolled Indians) should not be
 18 the lessee of MA-8 now that its former lease has expired. SOF ¶¶ 115, 116, 119.
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MEMORANDUM IN SUPPORT OF SANDRA EVANS'
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WITHERSPOON, KELLEY, DAVENPORT & TOOLE, P.S.
 A PROFESSIONAL SERVICE CORPORATION
 ATTORNEYS & COUNSELORS
 1100 U.S. BANK BUILDING
 422 WEST RIVERSIDE AVENUE
 SPOKANE, WASHINGTON 99201-0300
 (509) 624-5265

1 Here, where the very proponents of the value opinion characterize it as
 2 speculative, for very good reasons, it cannot pass muster under the New Business
 3 Rule or *Daubert v. Merrell Dow Pharmaceuticals, Inc.*, 509 U.S. 579 (1993).
 4 Plaintiffs have no admissible expert testimony on damages.
 5

6

7 **2. Plaintiffs' Alleged Lost Profits Are Also Unrecoverable Because**
Wapato Heritage LLC Failed To Mitigate.

8

9 Plaintiffs claim entitlement to lost profits damages in the multi-millions of
 10 dollars. Plaintiffs claims that in November 2007, the BIA informed Wapato
 11 Heritage that, contrary to its expectations, it would have to perform a full-blown
 12 Environmental Impact Statement (“EIS”) related to its proposal to enter into a
 13 lease for 99 years and associated development plan. SOF ¶ 96. Plaintiffs allege
 14 that the EIS would cost \$200,000 and that it did not have that sum. Plaintiffs
 15 allege that if they had had the \$200,000 in December 2007, they could have
 16 arranged for the EIS to be completed and it would have been awarded the 99-year
 17 lease, which was an essential condition to the development plan, and Wapato
 18 Heritage would now have a property with a greater value – it alleges that increase
 19 to be \$32 million. *Id.*

20

21 Plaintiffs failed to mitigate that number. Washington recognizes the rule of
 22 avoidable consequences, or mitigation. The rule states:
 23

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[W]here one person has committed a tort, breach of contract, or other legal wrong against another, it is incumbent upon the latter to use such means as are reasonable under the circumstances to avoid or minimize the damages. The person wronged cannot recover for any item of damage which could thus have been avoided.

Young v. Whidbey Island Bd. of Realtors, 96 Wn.2d 729, 731-32 (1982).

Here, notwithstanding Plaintiffs' assertion that it was worth \$32 million to spend \$200,000 for the EIS, Wapato Heritage took no steps whatsoever to do so. It is undisputed that Wapato Heritage continued to distribute \$360,000 per year in net profits to its owners without retaining any portion to pursue the EIS. SOF ¶¶ 102-103. It never entertained even the possibility of retaining its earnings to meet its need to support its development plans. SOF ¶ 103. Its manager, Webb, never spoke to any bank, let alone applied to any bank, for a loan of \$200,000. SOF ¶ 100. Although Sandra Evans offered to negotiate a loan on secured terms after the BIA declined to approve the assignment, Wapato Heritage declined to consider her offer; instead it ignored it and "put it on a shelf." SOF ¶ 70. Wapato Heritage did not turn to its owners to secure \$200,000; and the owners of Wapato Heritage did nothing whatsoever to attempt to put \$200,000 into their company, notwithstanding that one of them has substantial individual wealth in the form of real estate and automobiles. SOF ¶¶ 98, 100, 104-109.

1 In those circumstances, where Wapato Heritage actually had the funds it
 2 claims would have led to a \$32 million gain, its failure to use the money to secure
 3 that gain was not only economically irrational, it was a breach of its duty to
 4 mitigate. Consequently, Wapato Heritage is not entitled to lost profits damages.
 5

6 **3. Plaintiffs Cannot Prove Contract Damages Because They Did**
Not Seek "Cover".

7 The traditional measure of contract damages is the amount necessary to put
 8 the plaintiff in the position it would have been in but for the breach. In this
 9 instance, Plaintiffs took no steps to find a substitute performance; they suffered no
 10 traditional contract damages.

11 **4. Plaintiffs Cannot Rebut Sandra Evans' Expert Testimony**
Showing That The Future Value of the Repayment Funds, After
Offsets, is Zero.

12 Plaintiffs claim damages in the form of the funds not lent by Sandra Evans.
 13 Complaint, ¶ 33(ii) (Ct. Rec. 1). That claim also fails because those funds were to
 14 be loaned to Wapato Heritage, subject to a duty, joint and several, by the
 15 individual Nephews and Wapato Heritage to ensure the funds were repaid. When
 16 the funds were not loaned, the Nephews and Wapato Heritage were relieved of
 17 their correlative duty to repay. Accordingly, as to the principal, the matter is a
 18 wash. A plaintiff cannot recover loan principal free of any duty to repay, as a
 19 matter of law and common sense.

1 However, a peculiar feature of the Settlement Agreement was that after
 2 Sandra Evans was to loan Wapato Heritage certain funds, subject to BIA
 3 approval, Wapato Heritage and its owners bound themselves to repay the money,
 4 and then Sandra Evans in turn promised to hold the repaid principal in an account
 5 until her death, at which time it would be payable to the individual plaintiffs.
 6
 7 SOF ¶ 25. Accordingly, while Plaintiffs cannot claim the *actual present* value of
 8 the funds not loaned as damages, because of the “payable on death” feature of the
 9 Settlement Agreement they may arguably have a claim, if they establish a breach,
 10 to the *discounted future* value of funds to be paid to them upon the death of
 11 Sandra Evans.

12 Sandra Evans has produced the expert report of Robert Duffy, an expert
 13 accountant. Mr. Duffy presented a report to evaluate the present value of a future
 14 fund, assuming that all parties fully performed under that Settlement Agreement,
 15 that is: (1) Sandra Evans lent Wapato Heritage the funds, (2) the funds were
 16 repaid; (3) the funds were held until Sandra Evans’ death then paid to the
 17 Nephews; (4) Plaintiffs paid Sandra Evans \$75,000 as specified in the Settlement
 18 Agreement (it is undisputed that this amount was required to be paid but has not
 19 been paid; SOF ¶ 132); and (5) Plaintiffs purchased accidental death and
 20 dismemberment insurance for the benefit of Sandra Evans (it is undisputed that
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1 provision of such insurance was a requirement of the Settlement Agreement that
 2 has not been performed; SOF ¶ 75-76, 79). SOF ¶ 131. Mr. Duffy concluded that
 3 there were no damages to Plaintiffs. SOF ¶ 133. Plaintiffs presented no rebuttal
 4 expert.
 5

6 Upon the unrebutted testimony of Mr. Duffy, Plaintiffs have benefitted
 7 from their own unperformed obligations to the extent exceeding the present value
 8 of Sandra Evans' alleged unperformed obligations. Accordingly, even if a breach
 9 of contract were proven, Plaintiffs have not established damages.
 10

11 **C. PLAINTIFFS ARE NOT ENTITLED TO EQUITABLE RELIEF.**
 12

13 Plaintiffs seek specific performance. Complaint, Ct. Rec. 1, at ¶ 3. They
 14 cannot show entitlement to specific performance. First, Sandra Evans has already
 15 performed exactly according to the terms of her promise. Second, the relief
 16 Plaintiffs seek in their complaint is the payment of money by Sandra Evans.
 17 Specific performance is generally not available to compel the payment of money,
 18 either because specific performance is reserved for the enforcement of unique
 19 promises, like a promise to make a will, *Cummings v. Sherman*, 16 Wn.2d 88
 20 (1943), or more typically, to convey real estate, *Sheldon v. Hallis*, 72 Wn.2d 993
 21 (1967)), and money is not unique; or because specific performance is unavailable
 22 where there is an adequate remedy at law (i.e., damages). *Washington Trust Bank*
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1 *v. Circle K Corp.*, 15 Wash. App. 89 (Div. 3, 1976). Thus, promises to make loans
 2 are not enforceable by specific performance. *Stewart v. Bounds*, 167 Wash. 554,
 3 modified 170 Wash. 698 (1932). Third, specific performance is not available
 4 where the consent of another is a condition precedent to the relief sought. *Ross v.*
 5 *Harding*, 64 Wn.2d 231 (1964). Here, the BIA has not consented.

6

7 **IV. CONCLUSION**

8 Sandra Evans respectfully requests that the Court enter summary judgment
 9 dismissal of Plaintiffs' claims against Defendant Sandra Evans.

10

11 DATED this 8th day of May 2009.

12

13

14 **WITHERSPOON, KELLEY, DAVENPORT
 & TOOLE, PS**

15

16 /s/ Leslie R. Weatherhead

17 LESLIE R. WEATHERHEAD, WSBA NO. 11207
 18 Email: lwlibertas@aol.com
 19 GEANA M. VAN DESSEL, WSBA NO. 35969
 20 Email: gmv@wkdtlaw.com
 21 Counsel for Defendant Sandra Evans

22 Witherspoon, Kelley, Davenport & Toole
 23 422 W. Riverside, Suite 1100
 24 Spokane, WA 99201

CERTIFICATE OF SERVICE

I hereby certify that on the 8th day of May, 2009,

1. I electronically filed the foregoing NOTICE OF COMPLIANCE with the Clerk of the Court using the CM/ECF System which will send notification of such filing to the following: **Michael A. Arch, R. Bruce Johnston, Anthony S. Broadman, Gabriel S. Galanda, Scott B. Henrie, Shelley Buckholtz and Don Curran.**

2. I hereby certify that I have mailed by United States Postal Service the document to the following non-CM/ECF participants at the address listed below: **None.**

I hereby certify that I have mailed by United States Postal Service the document to the following CM/ECF participants at the address listed below: **none.**

3. I hereby certify that I have hand-delivered the document to the following participants at the addresses listed below: **none**.

/s/ Geana M. Van Dessel
Geana M. Van Dessel
Witherspoon, Kelley, Davenport & Toole
422 W. Riverside Ave., Suite 1100
Spokane, WA 99201-0300
Email: gmv@wkdtlaw.com